

LINCOLNIA PLANNING DISTRICT STUDY

# **TASK FORCE MEETING 2**

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PHASE III  
TUESDAY MARCH 27 2018

# Statement on Proffers

FOR AREAS **OUTSIDE** OF THE LINCOLNIA COMMUNITY BUSINESS CENTER

- Before we begin the presentation and discussion today, I would like to take this opportunity to acknowledge that I understand that the development that we are here to discuss today may be subject to the restrictions contained in Virginia Code Section 15.2-2303.4, which was enacted into law by the Virginia General Assembly in 2016. One consequence of this law is that it significantly restricts the ability of a locality to discuss proffers because the law states that the mere discussion of certain proffers may lead to significant liability for the County. Of course, any such liability would be paid with taxpayer funds.
- Therefore, in an abundance of caution to avoid any liability to the County and in anticipation of your questions and comments at this meeting, I would like to make clear that, because of this law and its potential consequences, we will discuss and consider only the impacts of the proposed development today. None of us will discuss or consider any suggestions or requests for proffers, including any proffers that might address the impacts of the development on the community. Indeed, nothing in our discussion tonight should be construed as a request or suggestion for any proffer.
- To be clear, we are happy to help identify the development's expected impacts. We are also happy to listen to the developer's suggestions to mitigate these impacts. Although in the past, the County has had open, collaborative discussions about proffers with developers and the community, Virginia Code Section 15.2-2303.4 now places even our suggestions of proffers at a community meeting like this one in jeopardy of causing significant legal liability for the County. Therefore, we can discuss impacts, but not proffers.
- If anyone would like more information or has any questions about Virginia Code Section 15.2-2303.4, County staff is happy to help you to find the new statute on the Commonwealth of Virginia's website so that you may read it for yourself. Thank you.

# TONIGHT'S AGENDA

1. Administrative Items
2. Defining Lincolnia CBC Opportunity Areas
3. Group Workshop
4. Q&A



# Submission Process

Open through May 4, 2018

A proposed change can be submitted by anyone. The task force will review all recommendations in their consideration of changes to the Comprehensive Plan Guidance for the area.

Submission forms are found online at our study webpage:  
**[www.fairfaxcounty.gov/planning-zoning/lincolnia](http://www.fairfaxcounty.gov/planning-zoning/lincolnia)**

Lincolnia Planning District Study

## Submission Form for Comprehensive Plan Changes

To propose a change to the Lincolnia Planning District Comprehensive Plan within the Lincolnia Community Business Center (CBC), complete this form detailing the proposal. See the map on page 4 of this form for the Lincolnia CBC boundary. *A call for proposals in areas outside of the CBC will be scheduled at a later date.* Anyone may submit a proposed change. All submissions will be published online for public review. Submissions will be accepted beginning March 19<sup>th</sup>, 2018 through April 30, 2018. Initial review of proposed changes will begin after the submission process closes in late April. Detailed review of proposed changes for the Lincolnia CBC will occur as part of Phase III.

### 1. Proposal Type (choose one)

- ☐ Site Specific
- ☐ Area-wide Topic/Policy (Lincolnia CBC)

### 2. Subject Property Information (for site specific proposals)

Identify general location, street address, or Tax Map parcels, if available.

a) General Location:

b) Street Address:

c) Tax Map Parcel Numbers:

For tools to find this information, visit the [Department of Tax Administration website](#) or the [Fairfax County Digital Map Viewer](#).

d) Identify total aggregate size of all subject parcels in acres or square feet:

For tools to find this information, visit the [Department of Tax Administration website](#).

e) Do you own or represent the owner of the subject property?

- ☐ Yes
- ☐ No

If you answer "no", please describe your relationship to the subject property:

### 3. Proposed Amendment to Comprehensive Plan Recommendations

- a) (Site-specific proposals) Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in

[www.fairfaxcounty.gov/planning-zoning/lincolnia](http://www.fairfaxcounty.gov/planning-zoning/lincolnia)

## Phase III General Overview

GOAL:

**To provide long-term land use and transportation recommendations for the Lincolnia Planning District and Community Business Center in the Fairfax County Comprehensive Plan.**

Community and task force recommendations will help provide the **policy framework for** how staff **review development** proposals in the future.

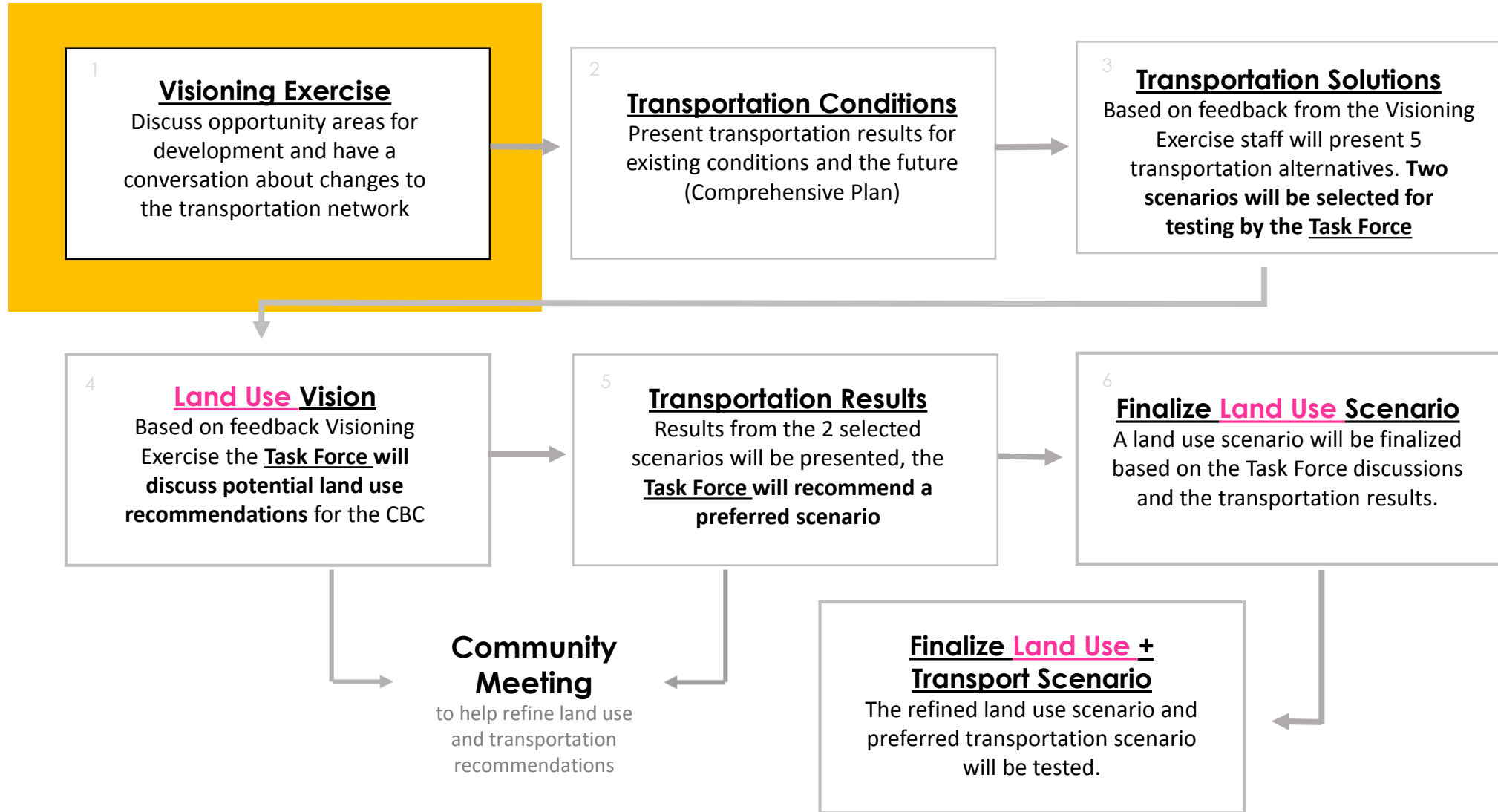
## **Phase III** General Overview

Objectives:

- 1 **To conduct a detailed land use and transportation analysis for the newly designated Lincolnia Community Business Center.**
- 2 **To discuss district-wide recommendations for the Lincolnia Planning District**
- 3 **To receive a task force recommendation for land use and transportation changes to the county's Comprehensive Plan**

**Community input will be accepted** throughout the process. Thoughts can be shared directly with task force members or county staff.

## Lincolnia Planning Study **Phase 3** Process



# Defining Opportunity

The Comprehensive Plan recommendations range from general (area-wide) to site specific and are arranged using various plan geographies. Likewise, recommendations within Plan designated Activity Centers are divided into Land Units and in some cases sub-units for the purpose of organizing land use recommendations. In certain cases, such as Seven Corners, land units and sub-units are further characterized by level of recommended change.

# Defining Opportunity

## PLANNING GEOGRAPHIES

PLANNING DISTRICTS

PLANNING SECTORS

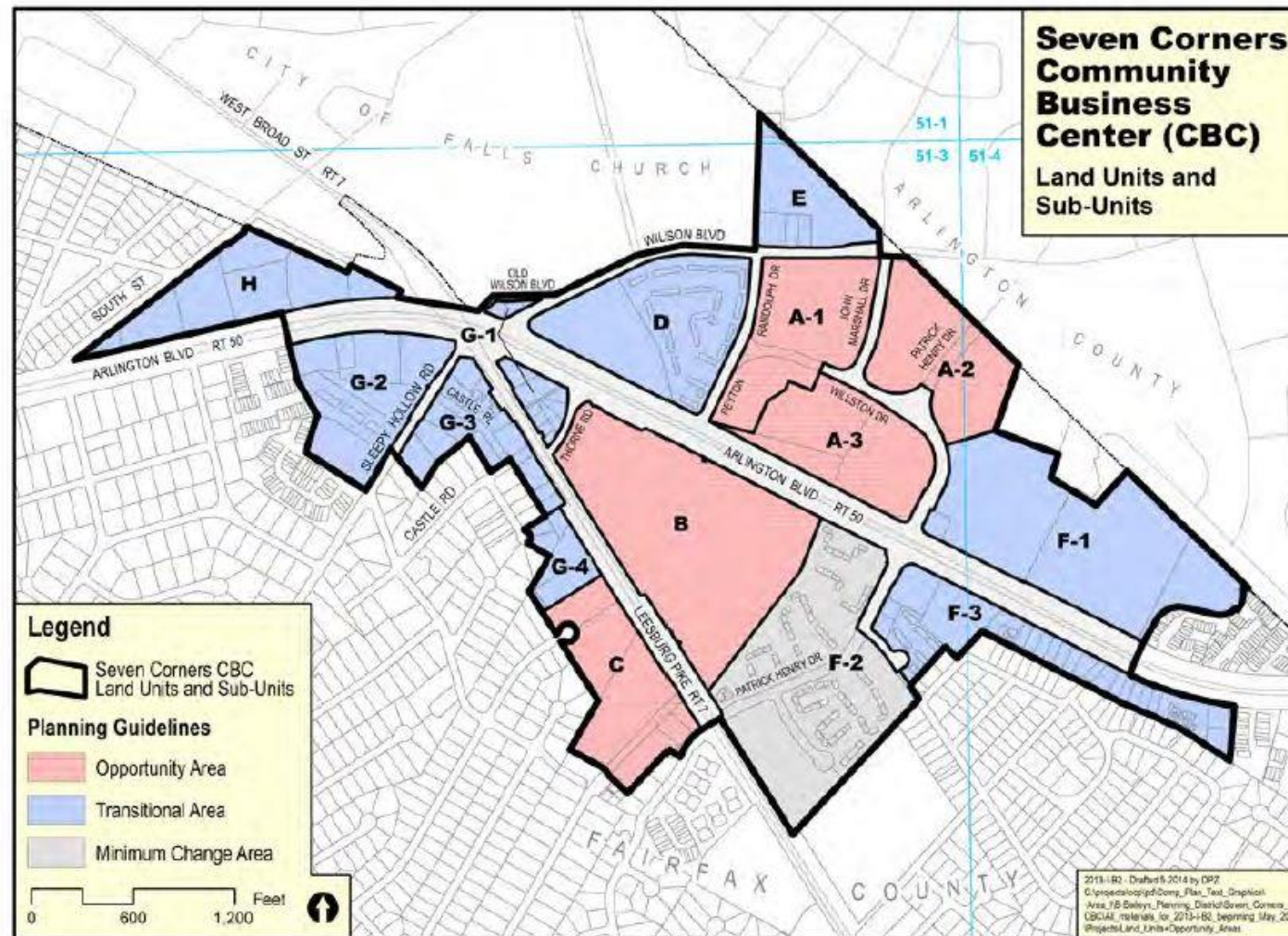
ACTIVITY CENTERS

LAND UNITS

Sub-Units  
(where appropriate)

Figure 43 – Seven Corners CBC Land Units and Sub-units

**Example of**  
Land Units (sub-  
units) from  
Seven Corners



# Opportunity Areas

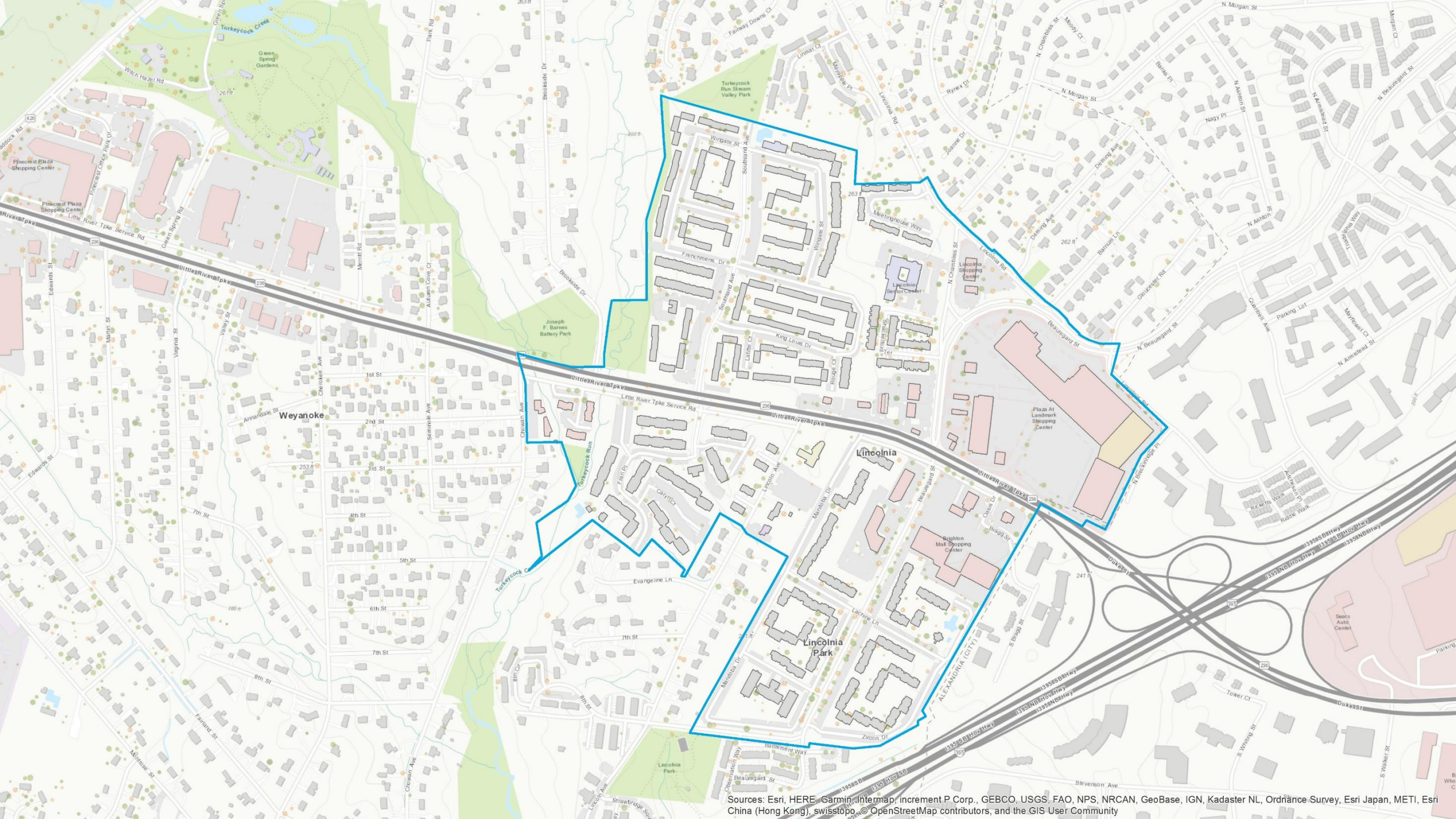
Opportunity areas are locations within the CBC where redevelopment could be encouraged. Such areas would form the focal point of the CBC and could include greater intensity uses. More commonly, these areas include mixed use nodes with multifamily residential, office, hotel, and neighborhood serving retail and/or institutional uses.

# Transitional Areas

Transitional areas are locations within the CBC that would function as a transition between the higher intensity uses described in the opportunity areas and the lower intensity communities surrounding the CBC. Such areas could offer moderate redevelopment at a scale that better reflects the existing community. Lower intensity uses such as single-family attached, public open space, institutional uses are examples that categorize transitional areas.

# Minimum Change Areas

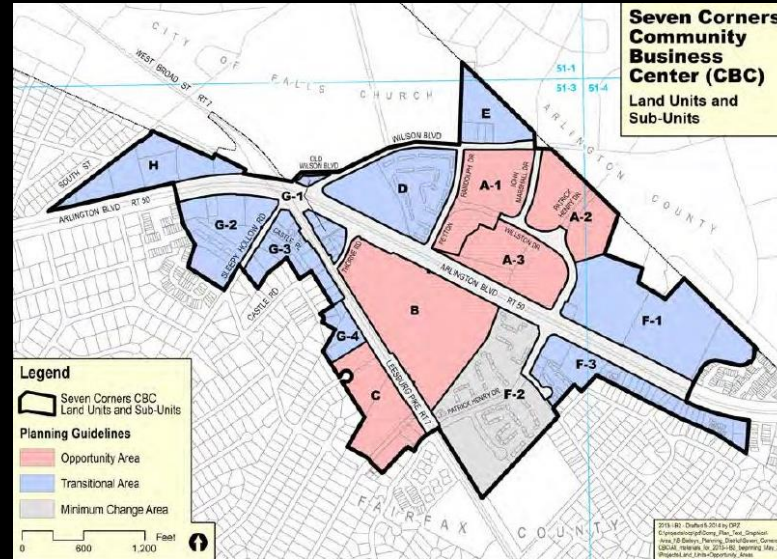
Areas of minimum change are locations within the CBC where there is a recommendation to retain existing or planned uses. Such areas may offer an opportunity for low intensity infill development, but should not alter the existing character. General, area-wide guidelines such as pedestrian improvements would still apply.



# Workshop

The workshop will provide participants an opportunity to share *and draw* their ideas for the Lincolnia CBC.

# Workshop



Example: Seven Corners CBC

## GOAL:

**Your feedback will help determine how land unit boundaries are defined within the Lincolnia CBC. Future land use discussions will be organized around these units.**

Ideas shared through tonight's workshop are open for discussion throughout Phase III of the study and are not consider final.

# Guidelines

Staff will pose a series of questions. Participants are asked to respond by drawing/writing your responses on the materials provided individually.

Each group will be asked to develop a strawman recommendation. Group discussions are encouraged. **Please be respectful of your neighbors thoughts and ideas.**

Each group should designate a scribe to share their ideas at the end of the workshop.

What **opportunity** areas do you see within the  
Lincolnia Community Business Center?

Where are the **transitional opportunities**  
within the Lincolnia CBC?

Which areas within the Lincolnia CBC  
would you like to **maintain** as areas of  
minimum change?

**How would you improve** the transportation network?

*Road connections, sidewalks, trails, etc.*

**Identify and prioritize your problem areas.**

Where is traveling most difficult for you?

*Pick two locations. Includes driving, walking, biking, etc.*

# How would you **improve** the transportation network?

*Road connections, sidewalks, trails, etc.*

If walking, **draw** which paths you would take to your opportunity areas.

**Identify** and **prioritize** your problem areas.

Where is traveling most difficult for you?

# What is your group recommendation?

*Please notate key points discussed by the group regarding your transportation, opportunity, transitional, and minimum change area recommendations.*

**What have we missed?**

## Phase III Next Steps

Our next meeting is on Tuesday May 8, 2018

# **BASELINE TRANSPORTATION ANALYSIS CURRENT COMPREHENSIVE PLAN**

Meeting notifications will be sent via  
**Email Listserve, NextDoor, and Facebook.**

Meeting notices will also be posted on the study's webpage:  
[www.fairfaxcounty.gov/planning-zoning/lincolnia](http://www.fairfaxcounty.gov/planning-zoning/lincolnia)

If you need assistance accessing information please contact staff at the Dept. of Planning & Zoning at 703-324-1380